HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Saskatoon CMA

Date Released: Third Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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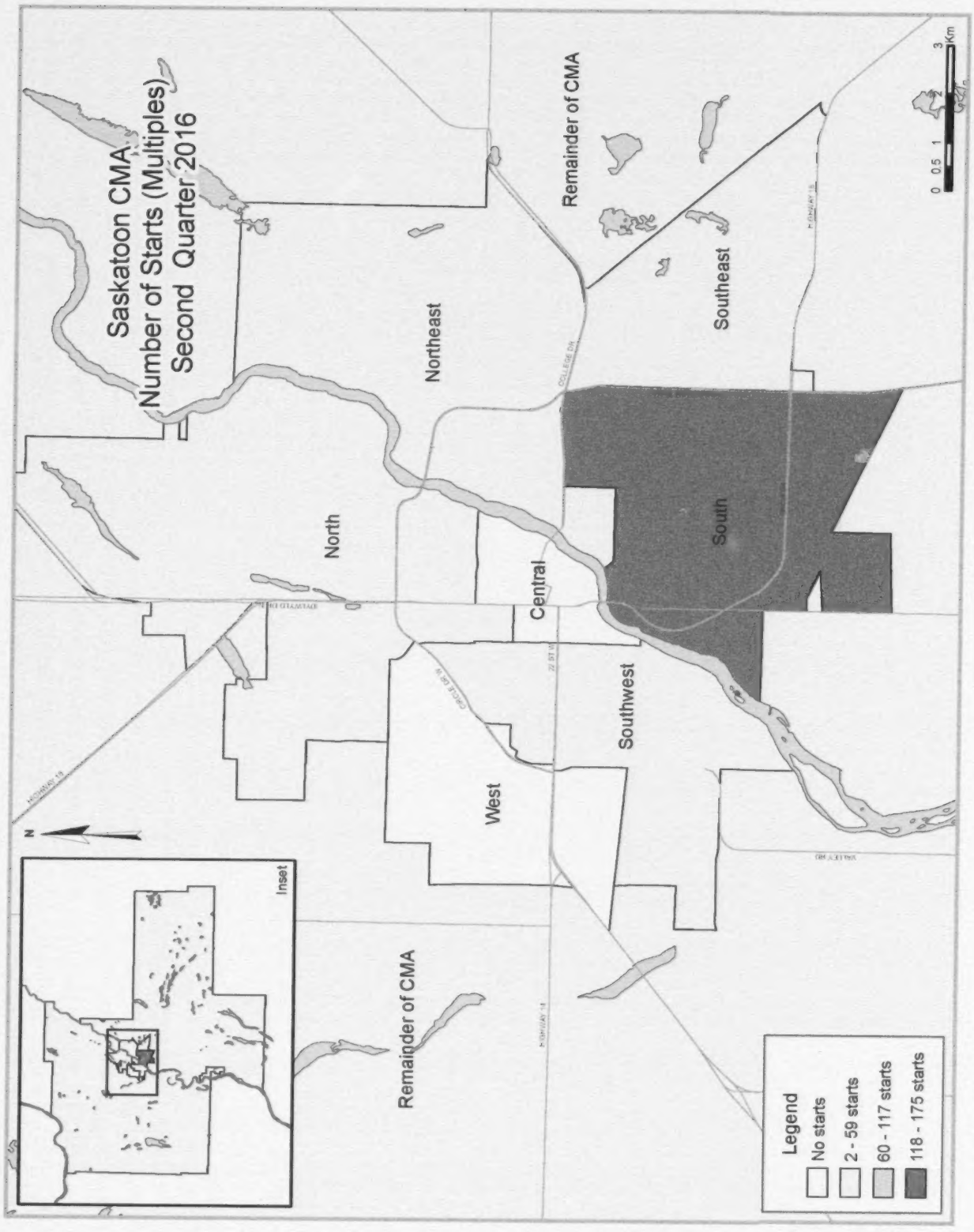
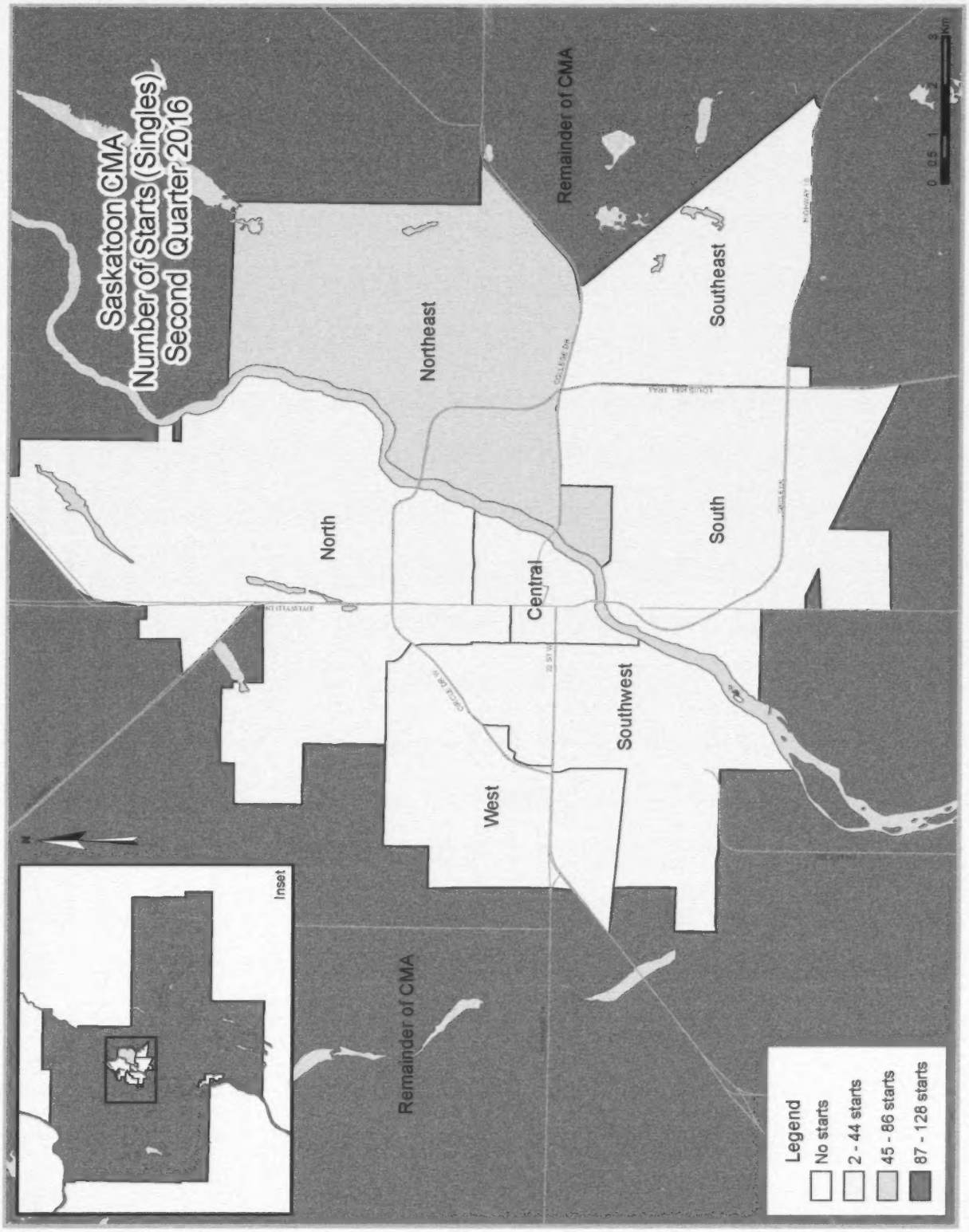
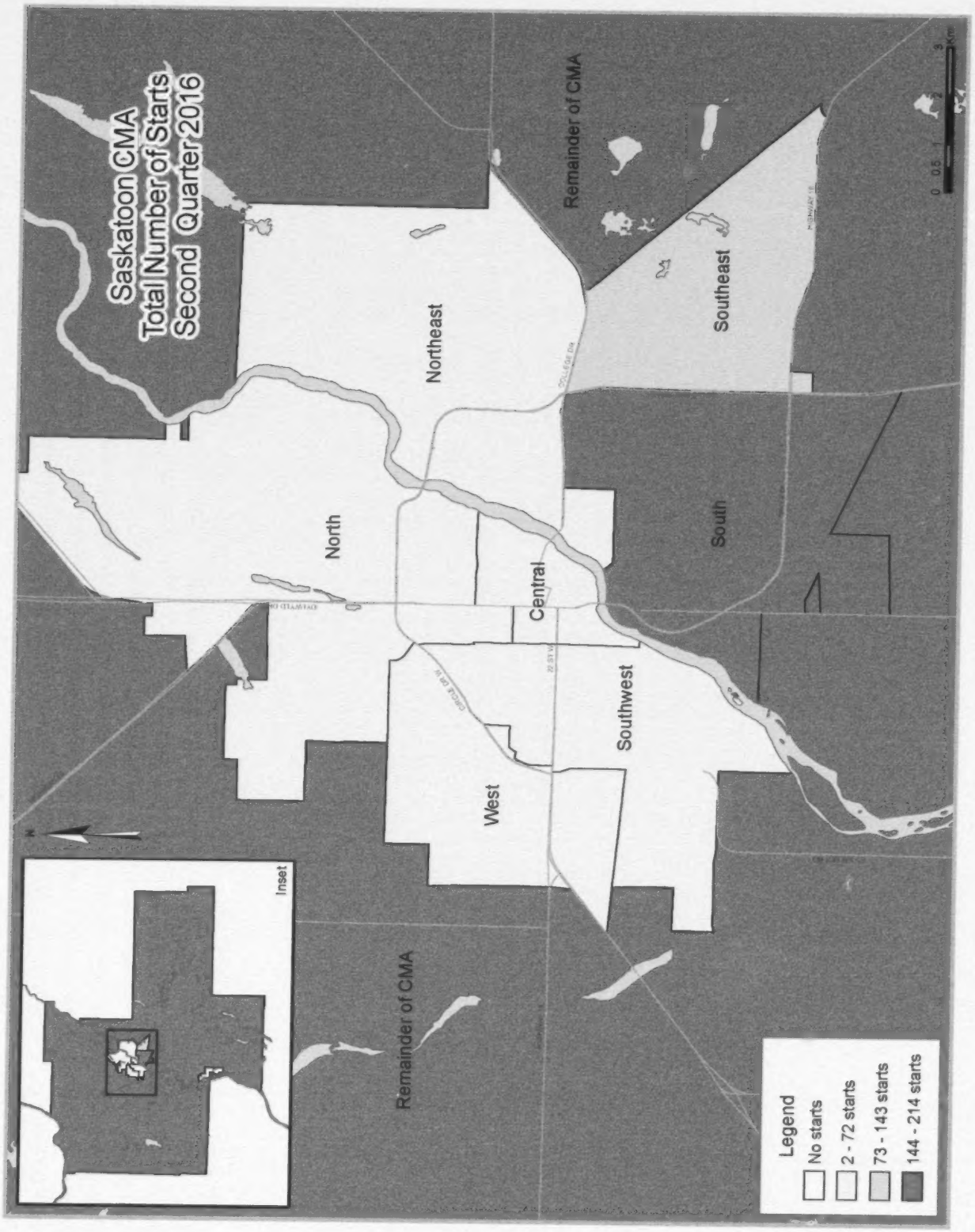
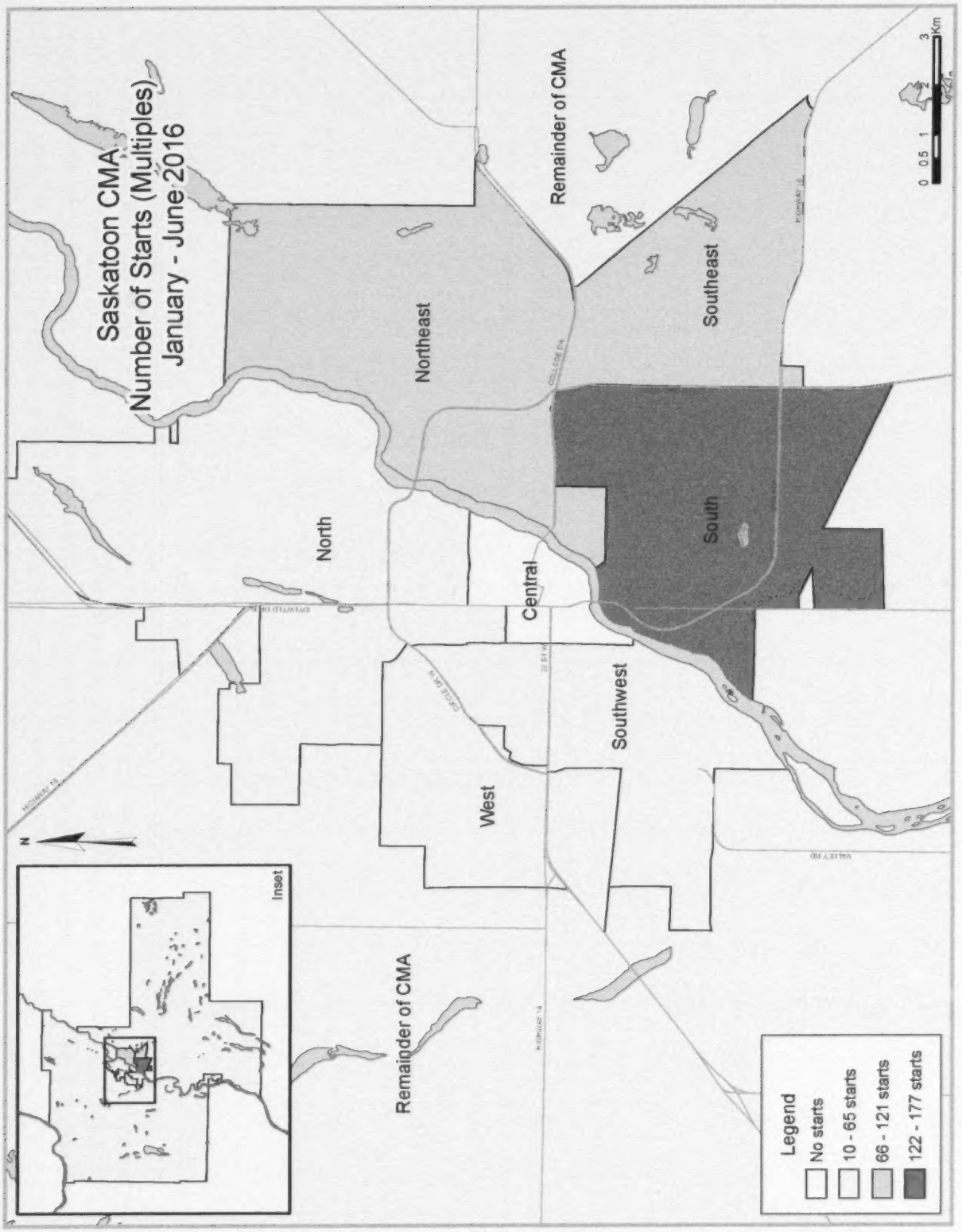
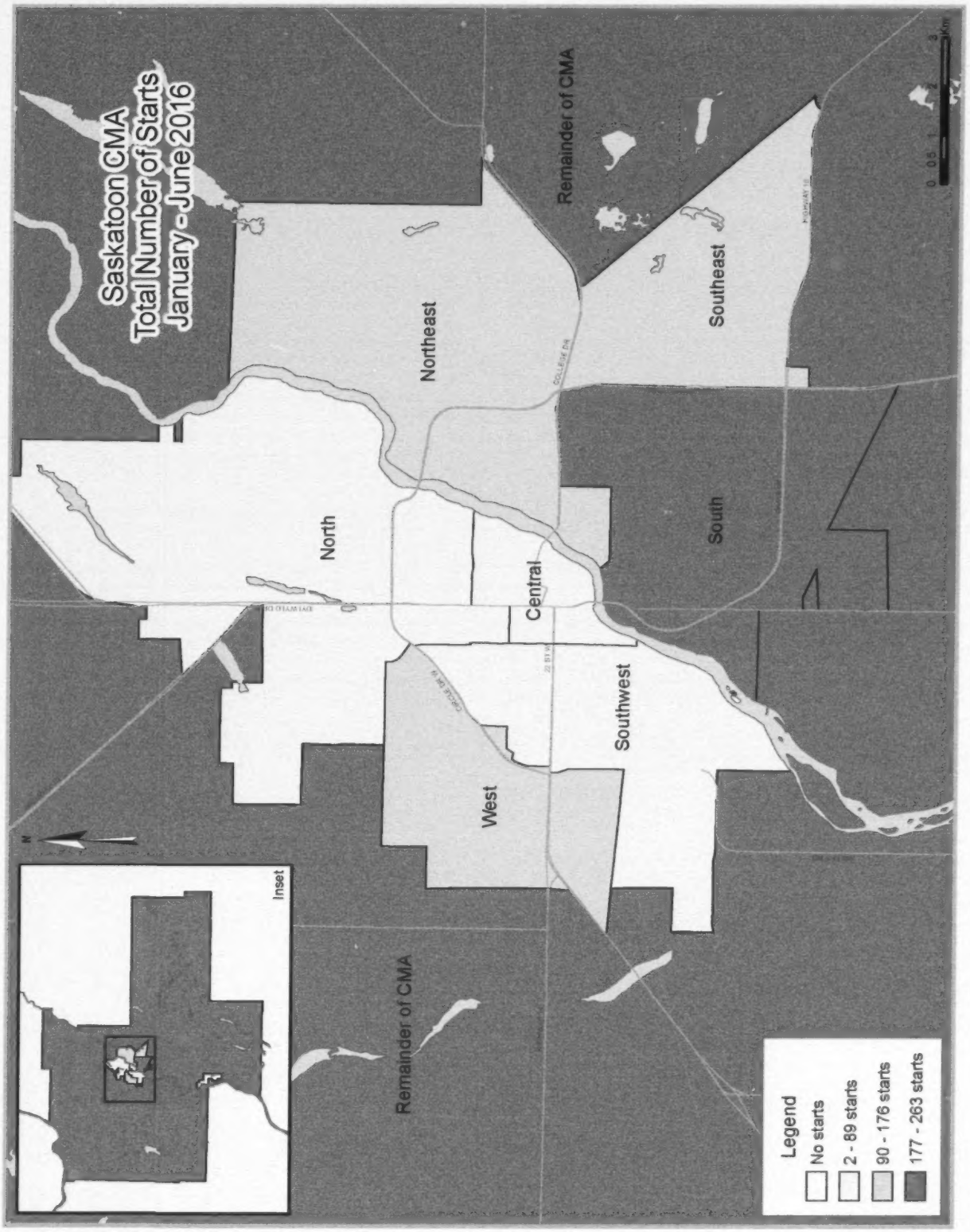
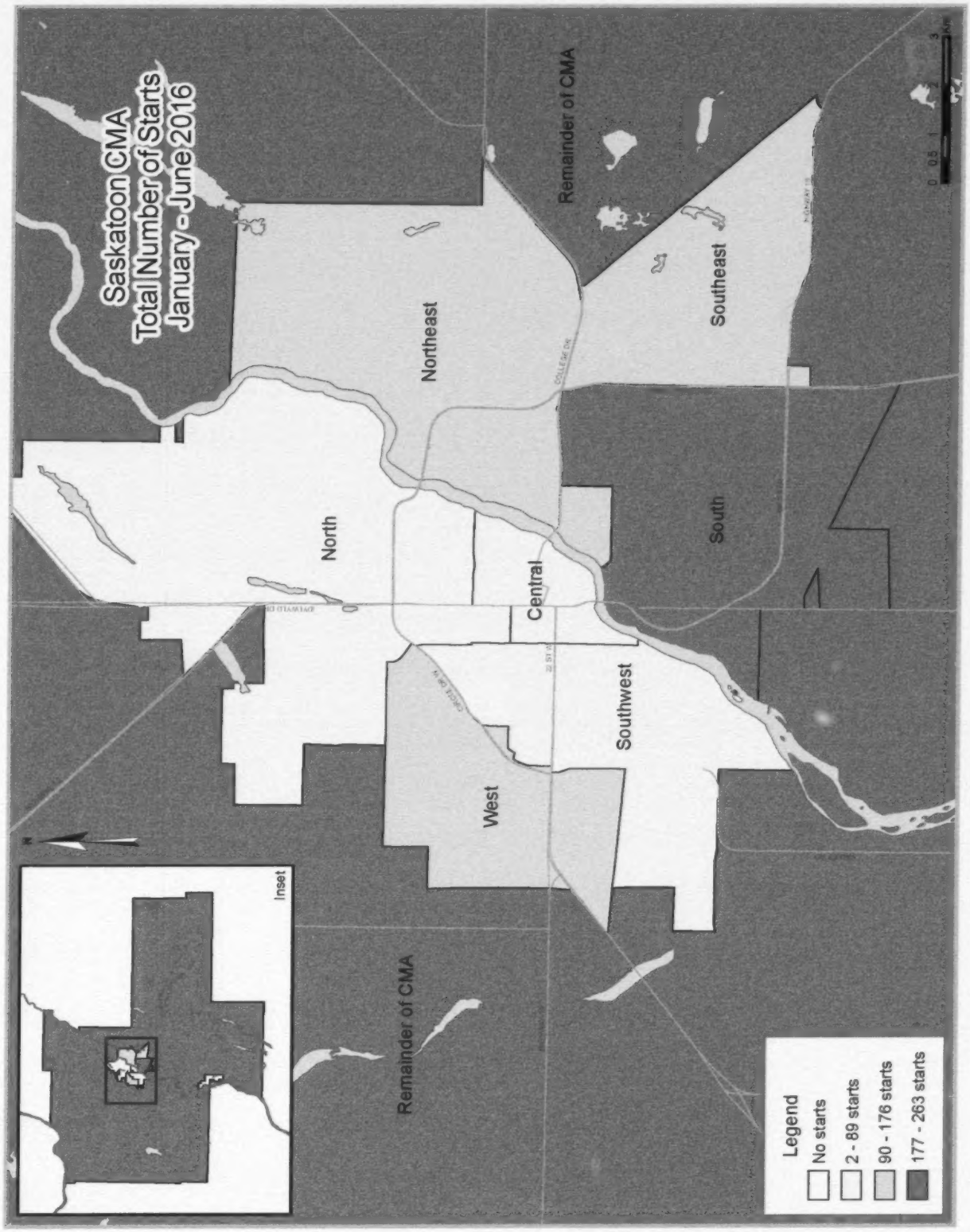

Saskatoon CMA
Number of Starts (Multiples)
Second Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
N
0 0.5 1 3 Km
Legend
No starts
2 - 59 starts
60 - 117 starts
118 - 175 starts


Saskatoon CMA
Number of Starts (Singles)
Second Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
2 - 44 starts
45 - 86 starts
87 - 128 starts


Saskatoon CMA
Total Number of Starts
Second Quarter 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
Legend
No starts
2 - 72 starts
73 - 143 starts
144 - 214 starts


Saskatoon CMA
Number of Starts (Multiples)
January - June 2016
Northeast
Remainder of CMA
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
10 - 65 starts
66 - 121 starts
122 - 177 starts


Saskatoon CMA
Total Number of Starts
January - June 2016
Northeast
Remainder of CMA
Southeast
North
Central
South
West
Southwest
Remainder of CMA
Inset
N
Legend
No starts
2 - 89 starts
90 - 176 starts
177 - 263 starts


Saskatoon CMA
Total Number of Starts
January - June 2016
Remainder of CMA
Northeast
Southeast
North
Central
South
Southwest
West
Remainder of CMA
Inset
Legend
No starts
2 - 89 starts
90 - 176 starts
177 - 263 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2016								
Saskatoon CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	1,577	1,000	692	1,186	852	1,145	1,167	1,089
Multiples	1,954	1,293	2,124	48	1,044	1,340	934	866
Total	3,531	2,293	2,816	1,234	1,896	2,485	2,101	1,955
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	1,104	999	323	278	-13.9%	498	479	-3.8%
Multiples	660	1,072	262	268	2.3%	666	433	-35.0%
Total	1,764	2,071	585	546	-6.7%	1,164	912	-21.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saskatoon CMA Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	278	20	6	0	26	41	0	175	546
Q2 2015	323	24	107	0	29	78	0	24	585
% Change	-13.9	-16.7	-94.4	n/a	-10.3	-47.4	n/a	**	-6.7
Year-to-date 2016	479	28	19	0	47	81	0	258	912
Year-to-date 2015	498	50	107	0	57	309	0	143	1,164
% Change	-3.8	-44.0	-82.2	n/a	-17.5	-73.8	n/a	80.4	-21.6
UNDER CONSTRUCTION									
Q2 2016	595	42	99	0	191	852	0	538	2,317
Q2 2015	743	86	168	0	275	1,226	5	483	2,986
% Change	-19.9	-51.2	-41.1	n/a	-30.5	-30.5	-100.0	11.4	-22.4
COMPLETIONS									
Q2 2016	235	14	60	0	135	304	0	156	904
Q2 2015	354	40	0	0	51	57	14	265	781
% Change	-33.6	-65.0	n/a	n/a	164.7	**	-100.0	-41.1	15.7
Year-to-date 2016	527	38	70	0	171	407	0	272	1,485
Year-to-date 2015	760	70	4	0	215	171	17	269	1,506
% Change	-30.7	-45.7	**	n/a	-20.5	138.0	-100.0	1.1	-1.4
COMPLETED & NOT ABSORBED									
Q2 2016	271	41	71	0	225	214	n/a	n/a	822
Q2 2015	341	41	3	1	159	101	n/a	n/a	646
% Change	-20.5	0.0	**	-100.0	41.5	111.9	n/a	n/a	27.2
ABSORBED									
Q2 2016	290	8	14	0	57	47	n/a	n/a	416
Q2 2015	388	47	3	0	77	68	n/a	n/a	583
% Change	-25.3	-83.0	**	n/a	-26.0	-30.9	n/a	n/a	-28.6
Year-to-date 2016	557	28	23	0	102	64	n/a	n/a	774
Year-to-date 2015	715	88	8	0	169	155	n/a	n/a	1,135
% Change	-22.1	-68.2	187.5	n/a	-39.6	-58.7	n/a	n/a	-31.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q2 2016	2	0	0	0	0	0	0	0	2
Q2 2015	3	0	0	0	0	0	0	0	3
South									
Q2 2016	39	4	0	0	12	0	0	159	214
Q2 2015	32	10	97	0	6	0	0	0	145
Southeast									
Q2 2016	29	0	6	0	4	41	0	0	80
Q2 2015	35	2	0	0	12	0	0	0	49
Northeast									
Q2 2016	55	2	0	0	0	0	0	0	57
Q2 2015	84	2	0	0	11	0	0	0	97
North									
Q2 2016	3	8	0	0	0	0	0	0	11
Q2 2015	5	0	0	0	0	0	0	0	5
Southwest									
Q2 2016	5	2	0	0	10	0	0	0	17
Q2 2015	6	2	0	0	0	0	0	0	8
West									
Q2 2016	17	0	0	0	0	0	0	0	17
Q2 2015	51	0	6	0	0	78	0	0	135
Remainder of the CMA									
Q2 2016	128	4	0	0	0	0	0	16	148
Q2 2015	107	8	4	0	0	0	0	24	143
First Nations									
Q2 2016	0	0	0	0	0	0	0	0	0
Q2 2015	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q2 2016	278	20	6	0	26	41	0	175	546
Q2 2015	0	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2016	5	4	0	0	6	128	0	0	143
Q2 2015	9	4	0	0	0	222	0	0	235
South									
Q2 2016	81	10	86	0	24	142	0	159	502
Q2 2015	79	32	97	0	24	229	0	270	731
Southeast									
Q2 2016	63	2	13	0	10	274	0	115	477
Q2 2015	113	6	0	0	34	280	0	115	548
Northeast									
Q2 2016	125	6	0	0	90	230	0	204	655
Q2 2015	210	12	35	0	127	350	1	14	749
North									
Q2 2016	10	10	0	0	0	0	0	0	20
Q2 2015	18	12	0	0	0	0	0	0	30
Southwest									
Q2 2016	14	2	0	0	25	0	0	0	41
Q2 2015	7	2	4	0	0	4	0	60	77
West									
Q2 2016	32	0	0	0	2	0	0	20	54
Q2 2015	79	0	28	0	30	141	0	0	278
Remainder of the CMA									
Q2 2016	262	8	0	0	34	78	0	40	422
Q2 2015	225	18	4	0	60	0	4	24	335
First Nations									
Q2 2016	3	0	0	0	0	0	0	0	3
Q2 2015	3	0	0	0	0	0	0	0	3
Saskatoon CMA									
Q2 2016	595	42	99	0	191	852	0	538	2,317
Q2 2015	743	86	168	0	275	1,226	5	483	2,986

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q2 2016	0	0	0	0	0	94	0	0	94
Q2 2015	2	0	0	0	0	0	0	0	2
South									
Q2 2016	44	2	12	0	0	32	0	156	246
Q2 2015	53	8	0	0	18	0	0	185	264
Southeast									
Q2 2016	29	0	13	0	28	41	0	0	111
Q2 2015	41	2	0	0	2	0	0	0	45
Northeast									
Q2 2016	47	4	35	0	66	137	0	0	289
Q2 2015	110	8	0	0	21	57	14	80	290
North									
Q2 2016	8	2	0	0	0	0	0	0	10
Q2 2015	1	2	0	0	0	0	0	0	3
Southwest									
Q2 2016	6	0	0	0	14	0	0	0	20
Q2 2015	0	12	0	0	0	0	0	0	12
West									
Q2 2016	13	0	0	0	10	0	0	0	23
Q2 2015	37	0	0	0	6	0	0	0	43
Remainder of the CMA									
Q2 2016	88	6	0	0	17	0	0	0	111
Q2 2015	110	8	0	0	4	0	0	0	122
First Nations									
Q2 2016	0	0	0	0	0	0	0	0	0
Q2 2015	0	0	0	0	0	0	0	0	0
Saskatoon CMA									
Q2 2016	235	14	60	0	135	304	0	156	904
Q2 2015	354	40	0	0	51	57	14	265	781

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
Q2 2015	1	0	0	0	0	0	n/a	n/a	1
South									
Q2 2016	24	20	14	0	4	42	n/a	n/a	104
Q2 2015	71	15	3	0	19	0	n/a	n/a	108
Southeast									
Q2 2016	45	2	10	0	11	23	n/a	n/a	91
Q2 2015	51	2	0	1	3	2	n/a	n/a	59
Northeast									
Q2 2016	81	7	32	0	130	129	n/a	n/a	379
Q2 2015	92	6	0	0	86	62	n/a	n/a	246
North									
Q2 2016	5	5	0	0	0	0	n/a	n/a	10
Q2 2015	0	4	0	0	0	0	n/a	n/a	4
Southwest									
Q2 2016	3	0	0	0	14	0	n/a	n/a	17
Q2 2015	0	11	0	0	0	0	n/a	n/a	11
West									
Q2 2016	16	0	0	0	21	19	n/a	n/a	56
Q2 2015	53	0	0	0	30	27	n/a	n/a	110
Remainder of the CMA									
Q2 2016	96	6	15	0	45	1	n/a	n/a	163
Q2 2015	72	3	0	0	21	10	n/a	n/a	106
First Nations									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	1	0	0	0	0	0	n/a	n/a	1
Saskatoon CMA									
Q2 2016	271	41	71	0	225	214	n/a	n/a	822
Q2 2015	341	41	3	1	159	101	n/a	n/a	646

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
Q2 2015	2	0	0	0	0	0	n/a	n/a	2
South									
Q2 2016	65	2	4	0	1	6	n/a	n/a	78
Q2 2015	60	16	3	0	6	0	n/a	n/a	85
Southeast									
Q2 2016	45	0	6	0	18	18	n/a	n/a	87
Q2 2015	50	2	0	0	3	0	n/a	n/a	55
Northeast									
Q2 2016	52	0	3	0	14	23	n/a	n/a	92
Q2 2015	109	5	0	0	30	56	n/a	n/a	200
North									
Q2 2016	3	2	0	0	0	0	n/a	n/a	5
Q2 2015	2	7	0	0	0	0	n/a	n/a	9
Southwest									
Q2 2016	5	0	0	0	8	0	n/a	n/a	13
Q2 2015	1	8	0	0	0	0	n/a	n/a	9
West									
Q2 2016	9	0	0	0	11	0	n/a	n/a	20
Q2 2015	48	0	0	0	12	8	n/a	n/a	68
Remainder of the CMA									
Q2 2016	111	3	1	0	5	0	n/a	n/a	120
Q2 2015	116	9	0	0	26	4	n/a	n/a	155
First Nations									
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Q2 2015	0	0	0	0	0	0	n/a	n/a	0
Saskatoon CMA									
Q2 2016	290	8	14	0	57	47	n/a	n/a	416
Q2 2015	388	47	3	0	77	68	n/a	n/a	583

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Saskatoon CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,000	84	133	0	227	561	4	284	2,293
% Change	-36.5	-40.0	72.7	n/a	-47.5	-41.6	-20.0	-16.5	-35.1
2014	1,576	140	77	0	432	961	5	340	3,531
% Change	-4.9	-31.4	**	-100.0	10.5	99.8	n/a	51.1	18.5
2013	1,657	204	21	1	391	481	0	225	2,980
% Change	-15.9	17.2	-69.1	-98.1	88.9	-52.2	-100.0	-5.5	-20.6
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380
% Change	53.4	138.1	n/a	119.0	132.7	-5.4	**	**	59.1
2006	938	42	0	21	159	312	4	20	1,496

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Central	2	3	0	0	0	0	0	0	2	3	-33.3
South	39	32	4	10	12	103	159	0	214	145	47.6
Southeast	29	35	4	2	6	12	41	0	80	49	63.3
Northeast	55	84	2	2	0	11	0	0	57	97	-41.2
North	3	5	8	0	0	0	0	0	11	5	120.0
Southwest	5	6	4	2	8	0	0	0	17	8	112.5
West	17	51	0	0	0	6	0	78	17	135	-87.4
Remainder of the CMA	128	107	4	8	0	4	16	24	148	143	3.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	278	323	26	24	26	136	216	102	546	585	-6.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	2	3	0	0	0	0	0	0	2	3	-33.3
South	73	55	6	14	12	103	159	112	250	284	-12.0
Southeast	48	66	8	4	19	12	41	167	116	249	-53.4
Northeast	86	126	2	6	4	33	63	0	155	165	-6.1
North	4	7	10	8	0	0	0	0	14	15	-6.7
Southwest	8	6	4	6	8	0	0	8	20	20	0.0
West	32	72	0	0	0	6	60	141	92	219	-58.0
Remainder of the CMA	226	163	10	14	11	8	16	24	263	209	25.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	479	498	40	52	54	162	339	452	912	1,164	-21.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	0	0	0	0	0	0	0	0
South	12	103	0	0	0	0	159	0
Southeast	6	12	0	0	41	0	0	0
Northeast	0	11	0	0	0	0	0	0
North	0	0	0	0	0	0	0	0
Southwest	8	0	0	0	0	0	0	0
West	0	6	0	0	0	78	0	0
Remainder of the CMA	0	4	0	0	0	0	16	24
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	26	136	0	0	41	78	175	24

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	0	0	0	0	0	0	0	0
South	12	103	0	0	0	112	159	0
Southeast	19	12	0	0	41	52	0	115
Northeast	4	33	0	0	0	0	63	0
North	0	0	0	0	0	0	0	0
Southwest	8	0	0	0	0	4	0	4
West	0	6	0	0	40	141	20	0
Remainder of the CMA	11	8	0	0	0	0	16	24
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	54	162	0	0	81	309	258	143

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	2	3	0	0	0	0	2	3
South	43	139	12	6	159	0	214	145
Southeast	35	37	45	12	0	0	80	49
Northeast	57	86	0	11	0	0	57	97
North	11	5	0	0	0	0	11	5
Southwest	7	8	10	0	0	0	17	8
West	17	57	0	78	0	0	17	135
Remainder of the CMA	132	119	0	0	16	24	148	143
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	304	454	67	107	175	24	546	585

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	2	3	0	0	0	0	2	3
South	79	166	12	118	159	0	250	284
Southeast	69	70	47	64	0	115	116	249
Northeast	88	132	4	33	63	0	155	165
North	14	15	0	0	0	0	14	15
Southwest	10	12	10	4	0	4	20	20
West	32	78	40	141	20	0	92	219
Remainder of the CMA	232	179	15	6	16	24	263	209
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	526	655	128	366	258	143	912	1,164

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Central	0	2	0	0	0	0	94	0	94	2	**
South	44	53	2	8	12	18	188	185	246	264	-6.8
Southeast	29	41	0	4	41	0	41	0	111	45	146.7
Northeast	47	110	4	10	101	33	137	137	289	290	-0.3
North	8	1	2	2	0	0	0	0	10	3	**
Southwest	6	0	6	12	8	0	0	0	20	12	66.7
West	13	37	0	0	10	6	0	0	23	43	-46.5
Remainder of the CMA	88	110	12	12	11	0	0	0	111	122	-9.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Saskatoon CMA	235	354	26	48	183	57	460	322	904	781	15.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Central	0	5	2	0	0	0	94	4	96	9	**
South	69	128	14	24	20	35	244	230	347	417	-16.8
Southeast	81	100	4	6	47	5	41	0	173	111	55.9
Northeast	110	197	4	10	101	123	137	206	352	536	-34.3
North	10	3	6	12	0	0	0	0	16	15	6.7
Southwest	9	5	6	20	12	0	60	0	87	25	**
West	35	92	0	0	10	6	40	0	85	98	-13.3
Remainder of the CMA	213	230	20	28	33	36	63	0	329	294	11.9
First Nations	0	1	0	0	0	0	0	0	0	1	-100.0
Saskatoon CMA	527	761	56	100	223	205	679	440	1,485	1,506	-1.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	0	0	0	0	94	0	0	0
South	12	18	0	0	32	0	156	185
Southeast	41	0	0	0	41	0	0	0
Northeast	101	21	0	12	137	57	0	80
North	0	0	0	0	0	0	0	0
Southwest	8	0	0	0	0	0	0	0
West	10	6	0	0	0	0	0	0
Remainder of the CMA	11	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	183	45	0	12	304	57	156	265

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	0	0	0	0	94	0	0	4
South	20	35	0	0	32	45	212	185
Southeast	47	5	0	0	41	0	0	0
Northeast	101	111	0	12	137	126	0	80
North	0	0	0	0	0	0	0	0
Southwest	12	0	0	0	0	0	60	0
West	10	6	0	0	40	0	0	0
Remainder of the CMA	33	36	0	0	63	0	0	0
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	223	193	0	12	407	171	272	269

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Central	0	2	94	0	0	0	94	2
South	58	61	32	18	156	185	246	264
Southeast	42	43	69	2	0	0	111	45
Northeast	86	118	203	78	0	94	289	290
North	10	3	0	0	0	0	10	3
Southwest	6	12	14	0	0	0	20	12
West	13	37	10	6	0	0	23	43
Remainder of the CMA	94	118	17	4	0	0	111	122
First Nations	0	0	0	0	0	0	0	0
Saskatoon CMA	309	394	439	108	156	279	904	781

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Central	2	5	94	0	0	4	96	9
South	95	146	40	84	212	187	347	417
Southeast	102	104	71	7	0	0	173	111
Northeast	149	204	203	237	0	95	352	536
North	16	15	0	0	0	0	16	15
Southwest	9	25	18	0	60	0	87	25
West	35	92	50	6	0	0	85	98
Remainder of the CMA	227	242	102	52	0	0	329	294
First Nations	0	1	0	0	0	0	0	1
Saskatoon CMA	635	834	578	386	272	286	1,485	1,506

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2015	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	-
South													
Q2 2016	5	7.7	9	13.8	23	35.4	19	29.2	9	13.8	65	-	-
Q2 2015	2	3.3	19	31.7	16	26.7	12	20.0	11	18.3	60	-	-
Year-to-date 2016	7	8.2	12	14.1	25	29.4	25	29.4	16	18.8	85	-	-
Year-to-date 2015	5	4.4	32	28.3	35	31.0	24	21.2	17	15.0	113	432,500	425,244
Southeast													
Q2 2016	5	11.1	11	24.4	6	13.3	6	13.3	17	37.8	45	430,000	481,267
Q2 2015	1	2.0	7	14.0	12	24.0	10	20.0	20	40.0	50	490,000	537,919
Year-to-date 2016	6	7.2	22	26.5	10	12.0	8	9.6	37	44.6	83	435,000	481,035
Year-to-date 2015	4	4.3	16	17.0	20	21.3	16	17.0	38	40.4	94	457,500	487,973
Northeast													
Q2 2016	5	9.6	8	15.4	14	26.9	4	7.7	21	40.4	52	-	400,795
Q2 2015	10	9.3	22	20.4	18	16.7	20	18.5	38	35.2	108	437,500	456,319
Year-to-date 2016	7	6.2	16	14.2	23	20.4	23	20.4	44	38.9	113	-	481,438
Year-to-date 2015	13	7.2	34	18.9	30	16.7	32	17.8	71	39.4	180	450,000	467,704
North													
Q2 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Q2 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2015	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Southwest													
Q2 2016	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
Q2 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2015	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	-	-
West													
Q2 2016	4	44.4	2	22.2	0	0.0	3	33.3	0	0.0	9	-	-
Q2 2015	12	25.0	17	35.4	14	29.2	2	4.2	3	6.3	48	-	-
Year-to-date 2016	7	17.1	14	34.1	12	29.3	8	19.5	0	0.0	41	-	403,332
Year-to-date 2015	20	22.7	34	38.6	24	27.3	5	5.7	5	5.7	88	-	361,714
Remainder of the CMA													
Q2 2016	32	28.8	32	28.8	31	27.9	9	8.1	7	6.3	111	400,000	388,778
Q2 2015	37	35.6	30	28.8	10	9.6	10	9.6	17	16.3	104	370,000	396,042
Year-to-date 2016	76	34.2	51	23.0	50	22.5	16	7.2	29	13.1	222	400,000	411,066
Year-to-date 2015	72	38.7	47	25.3	16	8.6	18	9.7	33	17.7	186	360,000	402,094
First Nations													
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saskatoon CMA													
Q2 2016	57	19.7	64	22.1	74	25.5	41	14.1	54	18.6	290	420,000	439,272
Q2 2015	63	16.8	97	25.9	71	19.0	54	14.4	89	23.8	374	425,000	450,535
Year-to-date 2016	111	19.9	119	21.4	121	21.7	80	14.4	126	22.6	557	425,000	450,048
Year-to-date 2015	122	18.1	167	24.8	126	18.7	95	14.1	164	24.3	674	425,000	453,272

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
Central	-	-	n/a	-	-	n/a
South	-	-	n/a	-	425,244	n/a
Southeast	481,267	537,919	-10.5	481,035	487,973	-1.4
Northeast	400,795	456,319	-12.2	481,438	467,704	2.9
North	-	-	n/a	-	-	n/a
Southwest	-	-	n/a	-	-	n/a
West	-	-	n/a	403,332	361,714	11.5
Remainder of the CMA	388,778	396,042	-1.8	411,066	402,094	2.2
First Nations	-	-	n/a	-	-	n/a
Saskatoon CMA	439,272	450,535	-2.5	450,040	453,272	-0.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Saskatoon

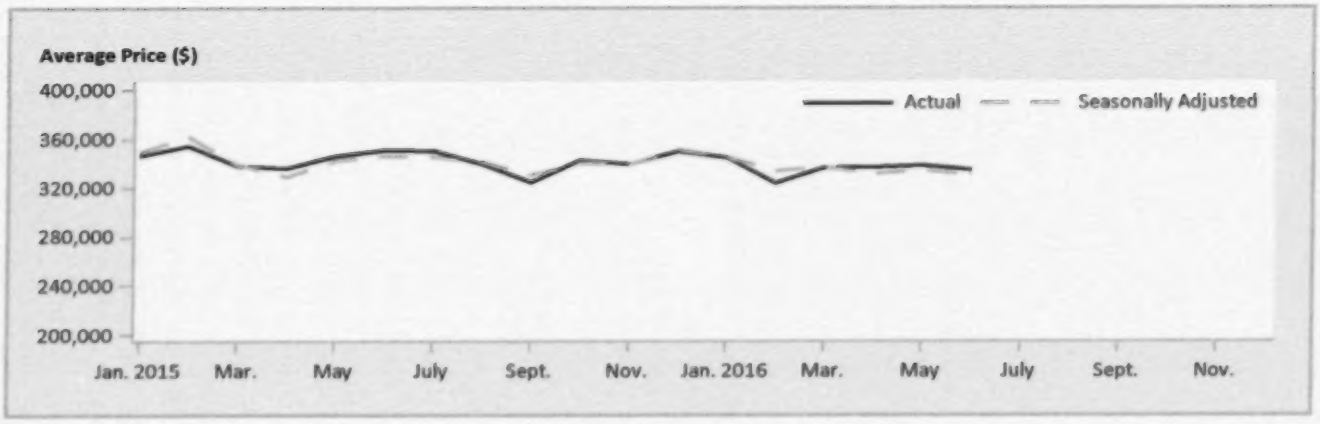


Figure 5.2: MLS® Residential Sales for Saskatoon

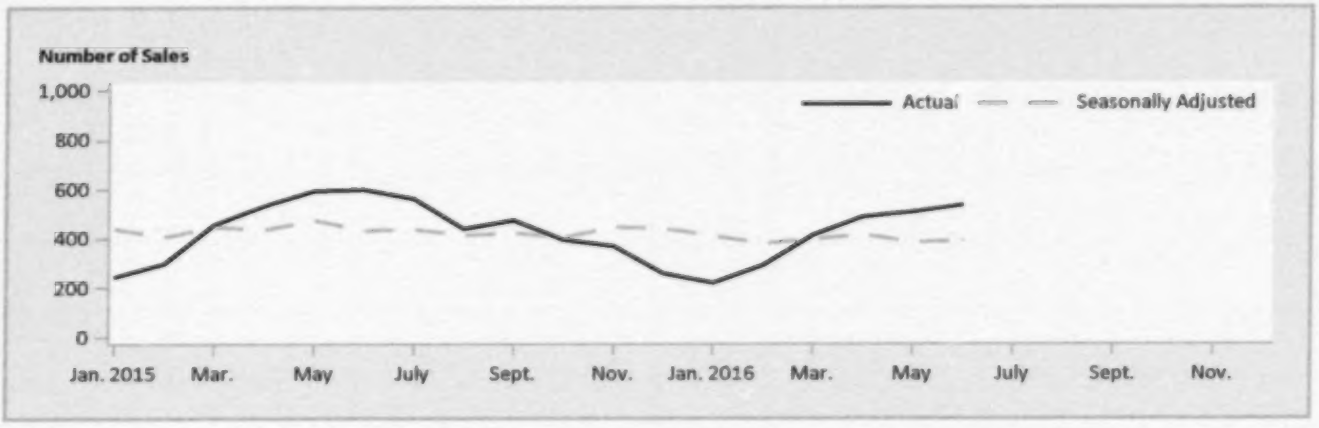
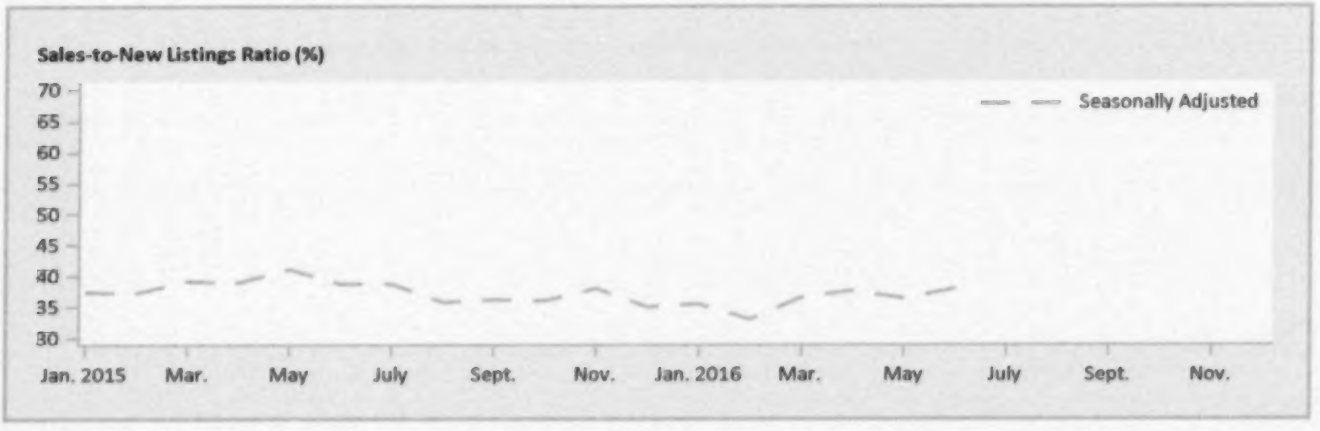


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Saskatoon



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.2	128.5	170.5	4.5	71.8	927
	February	567	2.89	4.74	123.2	129.6	170.2	5.0	71.8	932
	March	567	2.89	4.74	123.0	130.7	169.3	5.3	71.5	942
	April	561	2.89	4.64	123.1	130.7	169.5	5.2	71.3	953
	May	561	2.89	4.64	123.6	131.3	168.7	5.3	70.9	967
	June	561	2.89	4.64	123.1	131.7	168.4	5.5	70.8	963
	July	561	2.89	4.64	123.6	131.6	167.4	5.9	70.5	961
	August	561	2.89	4.64	123.6	131.8	168.1	5.9	70.7	956
	September	561	2.89	4.64	122.7	131.4	169.3	5.9	71.1	957
	October	561	2.89	4.64	122.1	132.0	171.8	6.1	72.1	949
	November	561	3.14	4.64	121.7	132.0	172.8	6.1	72.4	943
	December	561	3.14	4.64	121.6	131.0	171.5	6.4	71.9	946
2016	January	561	3.14	4.64	121.2	131.5	170	6.1	71.0	964
	February	561	3.14	4.64	120.9	131.6	168.1	6.3	70.1	973
	March	561	3.14	4.64	120.4	132.7	168.2	6.4	70.2	985
	April	561	3.14	4.64	120.1	132.7	166.9	7.1	70.0	989
	May	561	3.14	4.64	120.1	133.1	166.5	6.9	69.6	1,000
	June	561	3.14	4.64		133.6	166.3	6.6	69.2	997
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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